

Valley County Planning and Zoning Commission

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Neal Thompson, Chairman
Ken Roberts, Vice-Chair

Katlin Caldwell, Commissioner
Sasha Childs, Commissioner
Scott Freeman, Commissioner

A G E N D A

Valley County Planning and Zoning Commission
September 8, 2022

Valley County Court House - Cascade, Idaho
PUBLIC HEARING – 6:00 p.m.

You may view the hearing by going to www.co.valley.id.us and click on “Watch Meetings Live”.

A. OPEN: Call to Order

B. MINUTES: August 11, 2022 – *Action Item*

C. OLD BUSINESS:

- 1. C.U.P. 21-19 Pines by the Lake Subdivision – Final Plat:** Clover Valley Properties LLC is requesting a final plat approval. The commission will review the final plat to determine conformance with the preliminary plat, approved densities, and conditional use permit. This plat consists of six single-family residential lots. Lots would be accessed from Old State Road onto a private road. The site is 5.25 acres of parcels RP16N03E355565 and RP16N03E350174 in the NWSW Section 35, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Not a public hearing. Action Item.
- 2. C.U.P. 21-34 Saddle Rock Subdivision – Final Plat:** Ryan and Heidi Schneider are requesting a final plat approval. The commission will review the final plat to determine conformance with the preliminary plat, approved densities, and conditional use permit. This plat consists of 19 single-family residential lots. A Phase 2 is planned. Lots would be accessed from new private roads onto Highway 55. A shared driveway is proposed. It includes parcels RP12N04E174096, RP12N04E175766, and RP12N04E175819 in the SW ¼ Section 17 and the S ½ Section 18, T.12N, R.4E, Boise Meridian, Valley County, Idaho. Not a public hearing. Action Item

D. NEW BUSINESS:

- 1. C.U.P. 22-30 Shaw Family Ranch Subdivision – Preliminary Plat:** Shaw Family Company LLC is requesting a conditional use permit for a 6-lot single-family subdivision on 721.8 acres. Proposed lot sizes range from 10 to 510 acres. Individual wells and individual septic systems are proposed. Access would be from Boulder Lake Road (public). The proposal includes parcels RP18N03E240005, RP18N03E244806, RP18N03E250005, RP18N03E253005, and RP18N04E195405, located in Sections 24 and 25, T.18N, R.3E, and Sections 19 and 30, T.18N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.
- 2. C.U.P. 22-32 Esplin Glamping and Short-Term Rentals:** Harmon Esplin is requesting approval of a conditional use permit for a camping facility for short-term rentals. Phase 1 an existing rental cabin, three RV camping sites, and five yurt campsites. Phase 2 would replace the campsites and existing cabin with a total of seven residences available for short-term rentals. Individual wells and storage tank would provide water; central sewer would be provided by Northlake Recreation Sewer and Water District. Access will be multiple driveways from West Mountain RD (public) and Palladin RD (public). The 2.9-acre site, addressed at 2440 Palladin RD, parcels RP16N03E191508 and Smiling Julie Lot 33A, and located in the NE ¼ Sec. 19, T.16N R.3E, Boise Meridian, Valley County, Idaho. Action Item. **POSTPONED to October 20, 2022**

- 3. C.U.P. 22-33 Barton Short-Term Rentals and V-4-22 Barton Shared Driveway:** SKBarton Invest LLC is requesting approval of a conditional use permit for a twelve mini-cabins for short-term rentals. Cabin size would range from 200-400-sqft for a combined total of approximately 3600-sqft. Access would be from an existing easement to Spring Valley Road. A shared driveway would lead to all cabins plus a single-family residence on parcel RP16N03E342405. A variance is also request from the required 75-ft of road frontage. An individual well would provide water; central sewer would be provided by Northlake Recreation Sewer and Water District. The 6.58-acre site includes RP16N03E276610 and part of RP16N03E342405, and is located in the S ½ Sec. 27 and NENW Sec. 34, T.16N R.3E, Boise Meridian, Valley County, Idaho. Action Item

E. OTHER

- **C.U.P. 17-03 EnergySeal Office, Shop, and Employee Housing – Lot Split Request.**
Action Item

F. FACTS AND CONCLUSIONS – Action Items:

- C.U.P. 22-27 Cell Tower
- C.U.P. 22-28 Elk Ridge Retreat
- C.U.P. 22-31 Ashton Meadows Subdivision
- PUD 22-02 and C.U.P. 22-29 Valley Meadows

G. Work Session – Impact Areas for Cascade, Donnelly, and McCall

Agenda subject to change.

Valley County adheres to ADA requirements. If anyone requires an accommodation, please contact our office prior to the meeting.